

**FLATHEAD COUNTY PLANNING BOARD
MINUTES OF THE MEETING
JUNE 13, 2018**

CALL TO ORDER <i>6:00 pm</i>	A meeting of the Flathead County Planning Board was called to order at approximately 6:00 p.m. at South Campus Building, 40 11 th Street W, Ste. 200, Kalispell, Montana. Board members present were Greg Stevens, Mike Horn, Dean Sirucek, Ron Schlegel, and Kevin Lake. Jeff Larsen and Sandra Nogal had an excused absence. James Thompson arrived at 6:07 pm. Rachel Ezell and Erik Mack represented the Flathead County Planning & Zoning Office. There were 3 members of the public in attendance.
APPROVAL OF MEETING MINUTES <i>6:03 pm</i>	Lake made a motion, seconded by Sirucek, to approve the May 09, 2018 meeting minutes as amended. Motion carried by quorum.
PUBLIC COMMENT <i>(Public matters that are within the jurisdiction of the Board 2-3-103 M.C.A)</i> <i>6:03 pm</i>	None
STILL FAMILY TRUST ZONE CHANGE (FZC-18-09) <i>6:03 pm</i>	A zone change request by Marquardt Surveying, on behalf of the Still Family Trust for properties located at 1017 Three Mile Drive and 35 Harvest Lane near Kalispell, MT within the Westside Zoning District. The proposal would change the zoning on two parcels containing approximately 83 acres from AG-80/WVO (<i>Agricultural/West Valley Overlay</i>) to AG-20 (<i>Agricultural</i>).
STAFF REPORT <i>6:04 pm</i>	Rachel Ezell reviewed staff report FZC-18-09 for the board.
BOARD QUESTIONS <i>6:07 pm</i>	Stevens asked the staff what type of agricultural use the property had. Mack answered that he believed it was hay.
APPLICANT PRESENTATION <i>6:07 pm</i>	<u>Dawn Marquardt with Marquardt Surveying</u> , 201 3 rd Ave W., represented the applicants and said that they have a house on the smaller property and had bought the larger piece as a buffer. They did not plan on dividing the property

at this time but they wanted to set it up in their will to be able to divide the property in to 20 acres to give to each of their children.

**BOARD
QUESTIONS**
6:08 pm

None

**AGENCY
COMMENTS**
6:08 pm

None

**PUBLIC
COMMENT**
6:09 pm

None

**APPLICANT
REBUTTAL/
COMMENTS**
6:09 pm

None

**STAFF
REBUTTAL/
COMMENTS**
6:09 pm

None

**MAIN MOTION
TO ADOPT F.O.F.
(FZC-18-09)**
6:10 pm

Sirucek made a motion, seconded by Schlegel, to adopt staff report FZC-18-09 as findings of fact.

**BOARD
DISCUSSION**
6:10 pm

None

**ROLL CALL TO
ADOPT F.O.F.
(FZC-18-09)**
6:10 pm

Motion was passed on a roll call vote.

**MAIN MOTION
TO
RECOMMEND
APPROVAL**
6:11 pm

Schlegel made a motion, seconded by Sirucek, to recommended approval of FZC-18-09 to the Board of County Commissioners.

**BOARD
DISCUSSION
6:11 pm**

Stevens referenced previous discussions held with the director about the larger AG-80 lots being a “life sentence as a farmer” and didn’t feel like it was reasonable for owners.

**ROLL CALL TO
RECOMMEND
APPROVAL
(FZC-18-09)
6:12 pm**

The motion passed unanimously on a roll call vote.

**SWAN
PROPERTIES,
LLC ZONE
CHANGE
(FZC-18-10)
6:13 pm**

A zone change request by Dale Whalen, on behalf of Swan Properties, LLC for property located at 110 Swan River Road in Bigfork, MT within the Bigfork Zoning District. The proposal would change the zoning on a parcel containing approximately 1.414 acres from *CCC-1 (Commercial Country Corner-Class 1)* to *B-2 (General Business)*.

**STAFF REPORT
6:14 pm**

Erik Mack reviewed staff report FZC-18-10 for the board.

**BOARD
QUESTIONS
6:16 pm**

Schlegel wondered if MDT wanted another approach coming off the highway. Mack said that, because they were changing the use, the MDT would likely require an additional one and re-up the existing one.

**APPLICANT
PRESENTATION
6:17 pm**

Dale Whalen, 10 Sunrise Rock Ln., stated that they were looking to expand some of the permitted uses. He wanted to do a boat and RV storage on ½ of the lot and some boat sales. Under the current zoning, they are not allowed to do either. They wanted to expand some of the permitted uses and maintain a quiet presence. He said that it seemed supported by the community and the neighbors.

**BOARD
QUESTIONS
6:18 pm**

None

**AGENCY
COMMENTS
6:18 pm**

None

**PUBLIC
COMMENT
6:18 pm**

None

**APPLICANT
REBUTTAL/
COMMENTS**
6:18 pm

None

**STAFF
REBUTTAL/
COMMENTS**
6:18 pm

None

**MAIN MOTION
TO ADOPT F.O.F.
(FZC-18-10)**
6:19 pm

Lake made a motion, seconded by Sirucek, to adopt staff report FZC-18-10 as findings of fact.

**BOARD
DISCUSSION**
6:19 pm

None

**ROLL CALL TO
ADOPT F.O.F.
(FACT)**
6:19 pm

Motion was passed on a roll call vote.

**BOARD
DISCUSSION**
6:00 pm

**MAIN MOTION
TO
RECOMMEND
APPROVAL**
6:20 pm

Sirucek made a motion, seconded by Schlegel, to recommended approval of FZC-18-10 to the Board of County Commissioners.

**BOARD
DISCUSSION**
6:20 pm

Stevens pointed out that the school nearby submitted a written comment in support of the application.

Sirucek grew up a ¼ of a mile from the property and had spent a lot of time at the old store before it had burned down. He said that he thought the property looked good and felt like it was a positive change.

**ROLL CALL TO
RECOMMEND
APPROVAL
(FZC-18-10)**
6:21 pm

On a roll call vote the motion passed unanimously on a roll call vote.

OLD BUSINESS None
6:00 pm

NEW BUSINESS The board discussed the upcoming zoning text amendments scheduled for the
6:00 pm July Planning Board Meeting. There were already 6 other items scheduled,
they requested that the amendments get rescheduled to August so that the
meeting was not so packed. They also requested that they get a draft of the
changes as soon as they are available. Mack said that he would relay that
message to the director.

MEETING The meeting was adjourned on a motion by Sirucek, seconded by Schlegel, at
ADJOURNED approximately 6:30 pm. The next meeting will be held July 11, 2018 pm.
6:30 pm



Greg Stevens, Vice-Chairman



Angela Phillips, Recording Secretary

APPROVED AS SUBMITTED/CORRECTED: 7 / 11 / 18